

oakheart



£1,100,000

Guide Price  
East Road, East Mersea





Guide Price £1,100,000. - £1,200,000.

Set within one acre of beautifully landscaped grounds, in a peaceful setting, this superb four double bedroom detached house features an additional fully self-contained one-bedroom bungalow. The main house offers immaculate presentation throughout, with the kitchen serving as the central hub. It includes three spacious reception rooms, providing ample space for family living and entertaining. The principal bedroom boasts a dressing area and ensuite, adding a touch of luxury to the master suite.

The extensive landscaped gardens offer a serene outdoor retreat, perfect for relaxation and leisure activities. The property also includes an extensive driveway with parking for multiple vehicles and a double garage, ensuring ample space for storage and convenience.

Located within a 30-minute drive from rail links to London Liverpool Street and access to the A12, this property combines the tranquility of a countryside setting with the convenience of excellent transport connections.

In summary, this property is a superb four double bedroom detached

house with an additional one-bedroom bungalow, featuring a central kitchen, three reception rooms, a principal bedroom with a dressing area, and extensive landscaped gardens. The property also offers an extensive driveway, double garage, and excellent transport links, making it a perfect blend of luxury and practicality.

For an Internal Inspection Call Oakheart Mersea Island







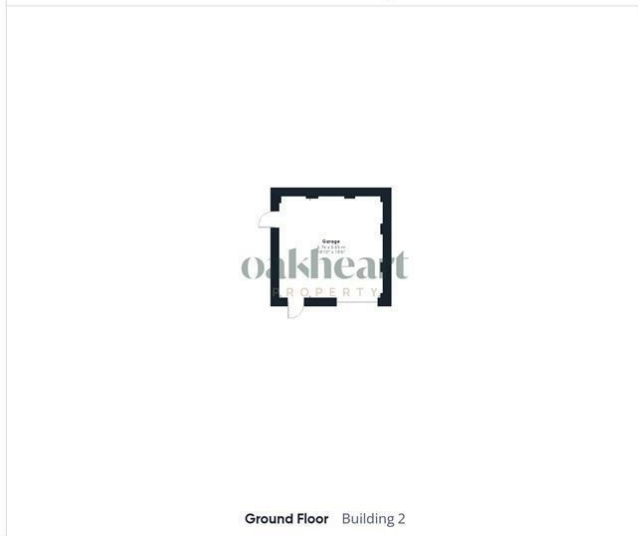
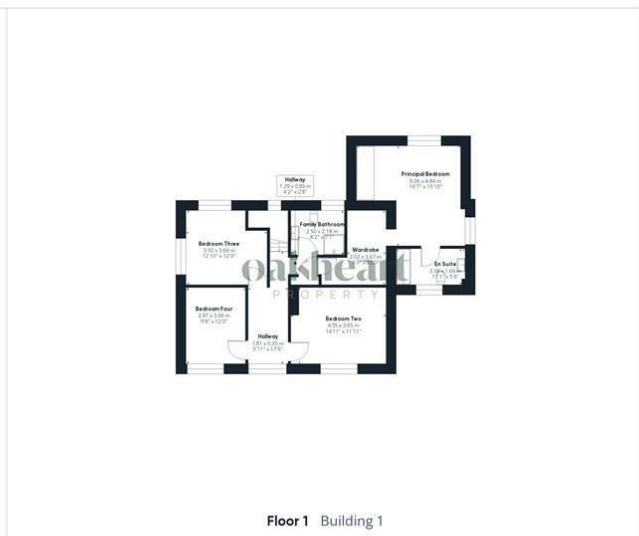












**oakheart**

Approximate total area<sup>(1)</sup>  
 320.05 m<sup>2</sup>  
 3444.99 ft<sup>2</sup>

Reduced headroom  
 2.22 m<sup>2</sup>  
 23.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	50	63
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.